



CITY APPOINTEES  
MARY SHARP, VICE CHAIR  
SCOTT FLEMING  
MARGARET PRITCHARD  
JAMES TOLES

# MEMPHIS AND SHELBY COUNTY LAND USE CONTROL BOARD

EST. 1922 AS MEMPHIS PLANNING COMMISSION - REORGANIZED IN 1976

JOSH WHITEHEAD, AICP, SECRETARY

CITY HALL - 125 N. MAIN ST., STE. 468 - MEMPHIS, TENNESSEE 38103 - (901) 576-6601



COUNTY APPOINTEES  
JON MCCREERY, CHAIR  
ROBERT NORCROSS  
EMILY TRENHOLM  
DESIREE LYLES WALLACE  
LISA WILBANKS

## MINUTES May 14, 2015

### Meeting Attendance

### LUCB Board Members

OFFICERS/MEMBERS	NAME	PRESENT	ABSENT
Chairman	Jon McCreery	X	
Vice Chairperson	Mary Sharp	X	
Member	Scott Fleming	X	
Member	Margaret Pritchard	X	
Member	Robert Norcross	X	
Member	James Toles	X	
Member	Emily Trenholm	X	
Member	Desiree Lyles Wallace	X	
Member	Lisa Wilbanks	X	
Alt. Member	Frank Colvett, Jr.		X

### Call to Order and Roll Call

Chairman McCreery called the meeting to order at 10:00 a.m. Chip Saliba called the roll. There was a quorum.

**LUCB Staff:** Calvin Abram, Brian Bacchus, Don Jones, and Gregory Love.

**Others Present:** Nathan Bicks, Richard Harrison, Debra Meadows, Jared Meyers, Cindy Reaves, James Sewell, Brenda Solomito Basar.

### Chairman's Opening Remarks

Chairman McCreery read the General Order of the Public Hearing proceedings and the Conflict of Interest Statement. He also acknowledged and thanked Gregory Love for his service with LUC in the Division of Planning & Development as he leaves to work for City Code Enforcement.

### Secretary's Report

There were none.

### Approval of Minutes: April 9, 2015

Pritchard made a motion to approve LUCB minutes from April 9, 2015. The motion was seconded by Board Member Sharp. The motion passed unanimously.

### **General Order of Public Hearing**

Chairman McCreery explained the procedure for hearing the applications; staff presentation for the application; applicant comments; comments from the public; time limits; rebuttal; and the LUCB's discussion and action. Chairman McCreery also explained the procedure for hearing the Consent Agenda Items. He announced that Agenda Items 8 and 12 were mutually agreed upon a 30-day Hold and would not be heard until June's Meeting. He then introduced Board Member Lisa Wilbanks to be the Subdivision Chair and to read the Consent Agenda Items. The Consent Agenda Items 1, 2, 3, 4, 5, 6, 7, 8, 11 and 12 was read.

### **Consent Agenda (Items 1, 3, 4, 5, 6, 7, 8, and 12)**

- 1. CASE NUMBER:** S.A.C. 15-604  
**PROJECT LOCATION:** +925 feet south of the south line of Market Plaza in the Galleria of Memphis Planned Development.  
**Request:** To vacate 180 feet of an unnamed and unimproved ROW in the Galleria of Memphis Planned Development.  
**Staff's Recommendation:** Approval with conditions
- 2. CASE NUMBER:** S.A.C. 15-605  
**DEVELOPMENT NAME:** RANGE HILLS DRIVE WEST CLOSURE  
**Request:** Close and vacate sixty-eight (68) feet of public right-of-way in Commercial Mixed Use (CMU-1) & Employment (EMP) District  
**Staff's Recommendation:** Approval with (7) conditions
- 3. CASE NUMBER:** P.D. 92-309 CC  
**DEVELOPMENT NAME:** HICKORY HILL RAINES PD 92-309 CC.  
**Request:** Major Modification to Original PD (Signage).  
**Staff's Recommendation:** Approval with conditions
- 4. CASE NUMBER:** P.D. 99-366  
**DEVELOPMENT NAME:** CHERRY ROAD PARTNERS PLANNED DEVELOPMENT  
**Request:** Site plan modifications to expand parking lot eastward toward Cherry Road and add a second point of entry on Cherry Road.  
**Staff's Recommendation:** Approval with conditions
- 5. CASE NUMBER:** P.D. 00-308  
**DEVELOPMENT NAME:** SOUTH PERKINS PLANNED DEVELOPMENT  
**Request:** To modify the approved site plan.

- Staff's Recommendation: Approval with conditions
- 6. CASE NUMBER:** **P.D. 15-304**  
**DEVELOPMENT NAME:** **SOUTHWIND PLANNED DEVELOPMENT,  
7<sup>TH</sup> AMENDMENT**  
Request: To permit one indoor recreational use in Parcel 6.  
Staff's Recommendation: Approval with conditions
- 7. CASE NUMBER:** **P.D. 15-305**  
**PROJECT LOCATION:** **912 Jackson Ave.**  
Request: To allow a Planned Development for a Family Dollar Store within the MU/CMU-3 zoning district.  
Staff's Recommendation: Approval with conditions
- 8. CASE NUMBER:** **P.D. 15-306**  
**PROJECT LOCATION:** **Southeast corner of Jackson Avenue and Main Street**  
Request: Planned Development  
(1) Add uses currently not allowed within the MU District  
(2) Re-position, digitize and legalize existing billboard  
(3) Increase district height maximum from 45 feet to 65 feet  
Staff's Recommendation: 30 Day Hold
- 11. CASE NUMBER:** **S.U.P. 00-236**  
**PROJECT LOCATION:** **+/-380 feet north of Ridgemont Rd.**  
Request: Expand existing cell tower by 3 feet in height and expand the lease area from the existing 30' x 30' to 50' x 60'.  
Staff's Recommendation: Approval with conditions
- 12. CASE NUMBER:** **S.U.P. 15-208**  
**PROJECT LOCATION:** **5050 Summer Avenue.**  
Request: To allow a used auto dealer within the CMU-1 zoning district.  
Staff's Recommendation: 30 Day Hold

Chairman McCreery asked if there were any items needed to be removed/pulled for discussion. Agenda Item 2 and 11 were pulled. Chairman McCreery then asked the board members for a motion to approve Consent Agenda Items 1, 3, 4, 5, 6, 7, 8 and 12. Board Member Wilbanks made a motion to approve Consent Agenda Items 1, 3, 4, 5, 6,

7, 8 and 12 in agreement with staff's recommendations. The motion was seconded by Board Member Pritchard. The motion passed unanimously.

**REGULAR AGENDA ITEMS:**

Chairman McCreery introduced Board Member Pritchard who would serve as Zoning Chair and she then called the first case.

**Item 2: CASE #: S.A.C. 15-605**

## RANGE HILLS DRIVE WEST CLOSURE

Request:

Close and vacate sixty-eight (68) feet of public right-of-way in Commercial Mixed Use (CMU-1) & Employment (EMP) District.

Location:

South side of Frayser Boulevard; +/-282.81 feet east  
of Schoolfield Road

Applicant:

City of Memphis/Belz Investco GP

**Applicant Representative:**

Cindy Reaves, SR Consulting LLC  
5909 Shelby Oaks Drive, Suite 200, Memphis, TN  
38134

MOTION: Approval w/Conditions & an Amendment to Condition #7

MADE BY: Pritchard

SECOND: Norcross

AYES: Fleming, McCreery, Norcross Pritchard, Sharp, Toles, Trenholm, Wallace and Wilbanks

**Item 2 – APPROVED AS AMENDED**

**Item 9: CASE #: P.D. 15-307 (Companion Case: R.C. 15-401)**

Request: A Planned Development to allow a shopping center.

Location: Northeast corner of Summer Ave. and Graham St.

Applicant: H/Residential LLC and H/Summerview LLC

Applicant Representative: Brenda Solomito-Basar, 2067 Kirby Parkway,  
Memphis, TN 38119

Chairman McCreery recognized the following persons who spoke from the audience in support of the case.

Richard Harrison, 166 Chapel Hill Rd., Milan, TN 38358.

Chairman McCreery recognized the following persons who spoke from the audience in opposition of the case.

Debra Meadows, 1080 N. Graham, Memphis, TN 38122.

James Sewell, 4028 Faxon, Memphis, TN 38122

Jared Meyers, 1406 Wrenwood St., Memphis, TN 38122

MOTION: Approval w/Conditions & a Friendly Amendment to Condition II. A. 11; add a Condition to include the Labor Force Office and Tobacco store as a prohibited use and Condition I. A.10.i  
"Operational hours 7am-10pm.  
MADE BY: Pritchard  
SECOND: Norcross  
AYES: Fleming, McCreery, Norcross Pritchard, Sharp, Toles, Trenholm, Wallace and Wilbanks

**Item 9 – APPROVED AS AMENDED**

**Item 10: CASE #: R.C. 15-401 (Companion Case: P.D. 15-307)**

Request: Removal of residential corridor to allow shopping center.  
Location: Beginning at the northeast corner of Summer Avenue and Graham Street and extending north a distance of 230.10' on east side of Graham Street  
Applicant: H/Residential LLC and H/Summerview LLC  
Applicant Representative: Brenda Solomito-Basar, 2067 Kirby Parkway, Memphis, TN 38119

MOTION: Approval  
MADE BY: Pritchard  
SECOND: Wilbanks  
AYES: Fleming, McCreery, Norcross Pritchard, Sharp, Toles, Trenholm, Wallace and Wilbanks

**Item 10 – APPROVED**

**Item 11: CASE #: S.U.P. 00-236**

Request: Expand existing cell tower by 3 feet in height and expand the lease area from the existing 30' x 30' to 50' x 60'  
Location: +/-380 feet north of Ridgemont Rd.  
Applicant: Crown Castle  
Applicant Representative: Nathan Bicks, 130 N. Court, Memphis, TN 38103

MOTION: Approval with Friendly Amendment to Condition #2  
MADE BY: Pritchard  
SECOND: Sharp  
AYES: Fleming, McCreery, Norcross Pritchard, Sharp, Toles, Trenholm, Wallace and Wilbanks

**Item 11 – APPROVED AS AMENDED**

**Item 13: CASE #: Z.T.A. 15-001**

Request:

The Unified Development Code serves as the Zoning Ordinance and Subdivision Regulations for all land within the incorporated municipality of Memphis and unincorporated Shelby County. This amendment only affects land within the City Memphis. It inserts additional approval criteria to the section of the Code governing major subdivisions.

Description:

Amendment to the Unified Development Code (Joint Ordinance Resolution 397 and 5367 respectively)

Representative:

Norman Saliba, Principal Planner

MADE BY: Pritchard

SECOND: Norcross

AYES: Fleming, McCreery, Norcross Pritchard, Sharp, Toles, Trenholm, Wallace and Wilbanks

**Item 13 – APPROVED AS AMENDED**

**ADJOURNMENT:**

There being no further business, the meeting there upon was adjourned.

MINUTES APPROVED: June 11, 2015

CHAIRMAN [Signature]

SECRETARY [Signature]